

URBAN RENEWAL PLAN
CENTRAL BUSINESS DISTRICT

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URBAN RENEWAL PLAN

CENTRAL BUSINESS DISTRICT

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CITY OF BALTIMORE DEVELOPMENT CORPORATION

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 01-170

DATED 5/25/2001

REVISIONS SINCE APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated July 10, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-348, dated November 8, 2006.

TABLE OF CONTENTS

	<u>Page</u>
A. <u>Project Description</u>	1
B. <u>Introduction</u>	2
C. <u>Urban Renewal Objectives</u>	3
D. <u>Land Use Provisions</u>	4
E. <u>Types of Renewal Action to be Used to Achieve Plan Objectives</u>	4
1. Plan Review	4
2. Designation of Special District Areas and Properties	5
3. Designated Open Space	9
4. Treatment of Other Areas	10
5. Acquisition of Property	10
6. Other Remedies for Non-Compliance	12
7. Provisions for Public Improvements	12
F. <u>Land Disposition</u>	12
G. <u>General Development and Redevelopment Controls</u>	13
1. Architectural Design	13
2. Servicing	14
3. Waste Disposal	14
4. Access	14
5. Reservation of Easements	14
6. Development Rights	14
7. Aesthetic Controls and Reviews	14
8. Coverage	14
9. Discrimination Covenants	14
10. Redeveloper's Obligations	15
11. Maintenance	15
12. Streetscape Standards	15
H. <u>Specific Disposition Lot Controls</u>	15
I. <u>Interpretation</u>	16
J. <u>Parking Requirements</u>	16
K. <u>Term of the Plan</u>	17

L.	<u>Street Reservation and Dedication</u>	17
M.	<u>Other Provisions Necessary to Meet Requirements of State and Local Laws</u>	17
N.	<u>Procedures for Changes in Approved Plan</u>	17
O.	<u>Separability</u>	18
<u>Appendix:</u>	Property Rehabilitation Standards	19-32

Exhibits:

- A Property Acquisition
- B Land Disposition
- C Land Use Plan
- D Zoning Districts
- E Special Designations

A. Project Description

Beginning for the same at the Southwest corner of Lombard Street and Hopkins Place; thence Northeasterly, by a diagonal line across Lombard Street, 66.75 feet, more or less, to the Northwest corner of Lombard Street and Hopkins Place; thence Northerly, binding on the West side of Hopkins Place, 310.58 feet, more or less, to the Southwest corner of Hopkins Place and Redwood Street, as widened to the West at this point; thence Northerly, across Redwood Street as so widened, 112 feet, more or less, to the Northwest corner of Hopkins Place and Redwood Street; thence Southwest corner of Hopkins Place and Baltimore Street; thence Westerly, binding on the South side of Baltimore Street, 13.08 feet, more or less, to the Southeast corner of Baltimore and Liberty Streets; thence Westerly, across Liberty Street, 71.32 feet, more or less, to the Southwest corner of Baltimore and Liberty Streets;

thence Northeasterly, across Baltimore Street, 71.80 feet, more or less, to the Northwest corner of Baltimore and Liberty Streets; thence Northeasterly, binding on the Northwest side of Liberty Street, 169.17 feet, more or less, to the Southwest corner of Liberty Street and Fairmount Avenue; thence Northeasterly, across Fairmount Avenue, 21.61 feet, more or less, to intersect the West side of Park Avenue, at the North side of Fairmount Avenue; thence Northerly, binding on the West side of Park Avenue, 156.38 feet, more or less, to the Southwest corner of Park Avenue and Fayette Street; thence Northerly, crossing Fayette Street, 66 feet, more or less, to the Northwest corner of Park Avenue and Fayette Street; thence Easterly, across Park Avenue, 60 feet, more or less, to the Northeast corner of Park Avenue and Fayette Street; thence Easterly, binding on the North side of Fayette Street, 36 feet, more or less, to the Northwest corner of Fayette and Liberty Streets; thence Northeasterly, binding on the Northwest side of Liberty Street, 168.90 feet, more or less, to the Southwest corner of Liberty and Marion Streets; thence Northeasterly, across Marion Street, 21.67 feet, more or less, to the Northwest corner of Liberty and Marion Streets; thence Northeasterly, binding on the Northwest side of Liberty Street, 173.13 feet, more or less, to the Southwest corner of Liberty and Lexington Streets; thence Northeasterly, across Lexington Street, 71.50 feet, more or less, to the Northwest corner of Liberty and Lexington Streets; thence Northeasterly, binding on the Northwest side of Liberty Street, 216.58 feet, more or less, to the Southwest corner of Liberty and Clay streets; thence Northeasterly, across Clay Street, 43.33 feet, more or less, to the Northwest corner of Liberty and Clay Streets; thence Northeasterly, binding on the Northwest side of Liberty Street, 104.05 feet, more or less, to intersect the West side of Liberty Street, as widened from this point Northerly, to provide an easier access to and from Cathedral Street; thence Northerly, binding on said West side of Liberty Street, as so widened, 88.47 feet, more or less, to the Southwest corner of Liberty and Saratoga Streets, and thence Northerly, crossing Saratoga Street, 66 feet, more or less, to the Northwest corner of Saratoga and Cathedral Streets;

thence Northerly, binding on the West side of Cathedral Street, 1110.5 feet, more or less, to the Southwest corner of Cathedral Street and Centre Street; thence binding on the South side of Centre Street, 825 feet, more or less, to intersect the West side of St. Paul Street; thence Southwesterly, binding on the West side of St. Paul Street, 250 feet, more or less, to the Southwest corner of St. Paul Street and Hamilton Street; thence Easterly, binding on the South side of Hamilton Street, 320 feet, more or less, to intersect the West side of Hargrove Alley; thence Southerly, binding on the West side of Hargrove Alley, 220 feet, more or less, to intersect the South side of Franklin Street; thence Easterly, binding on the South side of Franklin Street, 190 feet more or less, to intersect the East side of Calvert Street; thence Northerly, binding on the East side of Calvert Street, 440 feet, more or less, to intersect the South side of Centre Street; thence Easterly, binding on the South side of Centre Street, 330 feet, more or less, to intersect the Southwest corner of Guilford Avenue and Centre Street; thence Southerly binding on the West side of Guilford Avenue, 660 feet, more or less, to intersect the South side of Bath Street; thence Easterly, binding on the South side of Bath Street, 390 feet, more or less, to intersect the Northeast corner of Bath Street and the Fallsway;

thence binding along the Northeast side of said Falls way, crossing Hillen Street, Gay Street, Lexington Street, Fayette Street and Baltimore Street, in a generally Southeasterly direction 2220 feet, more or less, to the Southernmost extremity of said Falls way; thence binding on the Northeast side of Jones Falls, crossing Plowman Street, Little Second Street, and Lombard Street, Southeasterly 700 feet, more or less, to intersect the Southeast side of Lombard Street, as now laid out; thence binding on the Southeast side of last said Lombard Street, Southwesterly 230 feet, more or less, to the Southeast corner of Lombard Street and Concord Street; thence binding on the Northeast side of said Concord Street, Southeasterly 323 feet, more or less, to intersect the North side of said Pratt Street; thence binding on the North side of said Pratt Street, Westerly 265 feet, more or less, to intersect the east side of Market Place, as now laid out 150 feet wide;

thence Southerly, binding on the East side of Market Place, 130 feet, more or less, to intersect the South side of Pratt Street; thence binding on the South side of said Pratt Street, Westerly 606 feet, more or less, to intersect the line of the aforesaid East side of Gay Street if projected Southerly and thence binding reversely on said line so projected and on the East side of Gay Street Northerly to intersect the North side of Lombard Street, 520 feet more or less;

thence Westerly, crossing said Gay Street and binding on the North side of Lombard Street 1760 feet, more or less, to intersect the East side of Charles Street; thence Southerly, across Lombard Street, 66 feet, more or less, to the Southeast corner of Charles and Lombard Streets; thence Northwesterly, by a diagonal line crossing Charles Street, 70 feet, more or less, to the Southwest corner of Charles and Lombard Streets; thence Westerly, binding on the South side of Lombard Street, 820 feet, more or less, to the place of beginning.

B. Introduction

Though the role of Downtown Baltimore in the regional economy is clearly changing, it remains the center of the region's economic, educational, cultural, and recreational activities. Downtown's continued economic health remains of critical importance to the long-term future of the City and the region. For example:

- Downtown Baltimore is home to 2,500 businesses representing 100,000 employees.
- One in every four jobs in the City and one in every eight in the region are located Downtown.
- Downtown has seven educational institutions with approximately 15,000 students.
- Downtown is the state's center for meeting and convention activity. In 1998 there were over 500 meetings involving approximately 525,000 total attendees.
- The Inner Harbor attracts 15 million tourists a year.

A single urban renewal plan for this area will ensure continuity and facilitate positive development throughout the area. This Plan – the Central Business District Urban Renewal Plan – will act in concert with the surrounding Downtown development initiatives for the West Side, the Mount Vernon Cultural District, Inner Harbor, and Jonestown. Each effort is important to achieving a vibrant, lively Downtown.

The public and private sectors came together in 1999 and created a new Central Business District Plan. That document outlined the strengths and weaknesses of the Central Business District, presented the results of an area market analysis, and offered a series of recommendations for short and long-term action. Five key principles were at the heart of this plan:

- Reinvigorate Downtown's status as an office district.
- Maximize the usability of existing open spaces.
- Strengthen Historic Charles Street's status as a Downtown neighborhood.
- Expand Downtown retail as an employee amenity.
- Recommend incentives necessary to achieve development.

The recommendations of the Central Business District Plan were organized around these five key principles. These included the recommendation that a single, consolidated urban renewal plan be adopted for the Central Business District to encourage further development while supporting the area's character and other strengths. This Renewal Plan supersedes the urban renewal plans for Charles Center, the Financial District, Municipal Center, and Harbor Campus, and adds an area of North Charles Street and its environs that was previously not included in other urban renewal ordinances.

C. Urban Renewal Objectives

The Project Area contains a number of publicly and privately owned buildings which, because of their age, architectural quality, and government and mercantile uses, constitute a valuable cultural, aesthetic, historic, and environmental resource in the Downtown area. Private owners and investors are encouraged to acquire, maintain, and improve these desirable buildings while retaining their existing architectural character. Public improvements in adjacent public rights-of-way will further strengthen the confidence of private owners and investors in the future of the area.

The objectives of the Central Business District Urban Renewal Plan (hereinafter referred to as "Renewal Plan"), as determined by the Mayor and City Council of Baltimore (hereinafter referred to as "City"), acting by and through the Department of Housing and Community Development (hereinafter referred to as "Department") and the Commissioner thereof (hereinafter referred to as "Commissioner") are as follows:

1. To remove blighting influences or uses or development otherwise in substantial non-compliance with the provisions of the Renewal Plan.
2. To direct public and private development in a manner that is harmonious and complementary with the existing built environment by requiring all plans for new development, exterior rehabilitation, or demolition be reviewed and publicly approved as consistent with the Renewal Plan.
3. To encourage active pedestrian-oriented uses at street level especially along Centre Street, Baltimore Street, Charles Street, Calvert Street, Light Street, and Redwood Street.
4. To require that new construction provides sufficient parking capacity for the resulting new parking demand.
5. To recognize the cultural and architectural value of the buildings in the Project Area and encourage adaptive reuse, particularly Notable Properties and Special Districts and buildings that contribute to the character of designated local and National Register historic districts.
6. To physically improve the Project Area's open spaces, especially Center Plaza, Hopkins Plaza, Market Place, and Preston Gardens.
7. To provide adequate vehicular and pedestrian circulation, public transportation and parking, and encourage the location of future parking structures to address current and future demand.
8. To establish a positive image for the entire Central Business District, encourage private investment, and increase the tax base, employment, and residential opportunities.

9. To enhance the environment within the Central Business District by providing public improvements within the public rights-of-way and encouraging development of public open spaces, and
10. To encourage public parking that balances both employee and visitor parking needs.

D. Land Use Provisions

1. General: Predominant uses and public thoroughfares are shown on the Land Use Plan, Exhibit C. Uses are permitted as in B-4 Central Business District and B-5 Central Commercial District, as defined in the Baltimore City Zoning Code except as prohibited in Section D.3. of this Plan. Also identified on the Land Use Plan is the area that is identified with adult entertainment uses, as defined by the Baltimore City Zoning Code and subject to all of its provisions. In order to achieve the objectives and requirements of the Renewal Plan, the uses defined in sub-section D.2. below, are the only uses permitted.
2. Definition of General Use: The General Use in the Renewal Plan is Mixed Use, which includes uses such as:
 - (1) Office
 - (2) Retail
 - (3) Institutional
 - (4) Residential
 - (5) Hotel
 - (6) Open Space
 - (7) Parking
 - (8) Circulation and Utilities
3. Prohibited Uses: Notwithstanding any other provision of the Renewal Plan, the following uses and facilities are not permitted within the Project Area:

Any drive-in commercial establishments except those contained entirely within structures; general outdoor advertising signs; motor vehicle rental establishments except those contained entirely within enclosed structures or parking garages; highway maintenance shops and yards; mobile home sales; animal hospitals; automobile accessory stores including repair and installation services except those contained entirely within structures; automobile painting shops; boat sales, rental and repair establishments; contractor and construction shops and yards; and motor vehicle sales.

The prohibition of uses specified above must be included, where appropriate, in agreements, leases, deeds, and other instruments whereby land or interests in real property in the Project Area are disposed of by the City to developers, and must be incorporated where appropriate in covenants running with the land or interests in real property.

E. Types of Renewal Action to be Used to Achieve Plan Objectives

1. Plan Review
 - a. To assure the continuation of an appropriate setting within the Project Area, it is required that all plans for new construction (including parking lots), exterior rehabilitation, repairs, expansion or change in use, demolition, or any exterior

change of any kind (including signs and lighting) must be submitted to the Department of Planning and Baltimore Development Corporation for review to determine if these plans are consistent with the objectives and requirements of the Renewal Plan (see Sec. G. and Appendix).

- b. Prior to building permit submission process for new construction, rehabilitation or demolition within the Project Area, the developer or property owner or his representative shall at his earliest convenience submit to the Department plans for the proposed work. Upon finding that the proposal(s) is consistent with the objectives and requirements of the Urban Renewal Plan and depending on the size, location and/or scope of proposed work, the Department may require such plans be presented through the City's Urban Design and Architecture Review Panel (UDARP) review process. Other agency reviews shall be conducted as required. Once the review process is complete, the developer may continue with the City's building permit process. Demolition may not commence until construction documents have been submitted for permits.
- c. The review of these plans may be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials, colors, building construction, landscape design, access, signs, lighting, servicing, streets, sidewalks, and construction or rehabilitation details.
- d. Upon review of plans and specifications, if it is determined by the Department that the proposed work is consistent with the requirements and objectives of the Renewal Plan and that all building codes and other City requirements have been satisfied, a building permit will be issued.
- e. Plans and elevations for all advertising, direction, or identification signs that will be visible from any public right-of-way, park, pedestrian access facility or boulevard, must be submitted to the Department for review and approval. Any review and approval will be concerned with, but not limited to size, design, illumination, location, materials, color, and method of installation.
- f. Designs for any flood lighting, highlighting, spotlighting, backlighting, or other illumination that will be visible from any public right-of-way, park, pedestrian access facility or boulevard must be submitted to the Department for review and approval.

2. Designation of Special District Areas and Properties

The Renewal Plan designates two Special Districts that are considered worthy of special recognition and attention regarding future actions within those districts. These Special Districts, shown on Exhibit E, Special Designations, are considered important as an assemblage of structures and built features, more valuable collectively than individually, contributing to the overall well-being of the historic center of the Downtown area.

In addition, the Renewal Plan designates numerous Notable Properties, which are considered to be an important contribution to the history of the Downtown as it has evolved over time and to the overall aesthetic, social, cultural, and economic well being of the Project Area.

It is the objective of the Renewal Plan in designating the Special Districts and the Notable Properties that the preservation and use of these existing facilities is strongly encouraged, and that private owners and investors, as well as the public sector, are urged to maintain and improve them in an appropriate and approvable manner. It is intended that such maintenance and improvement is considered as high priority in the targeting of any eligible Federal, State, and local laws and programs available to encourage preservation of historic properties.

a. North Charles Street

The North Charles Street Special District encompasses the traditionally upscale specialty retail corridor, primarily Charles Street, linking the downtown commercial area with the cultural institutions and residential areas of Mt. Vernon. The architectural quality, land uses, and pedestrian scale of this historically rich assemblage of early commercial and cultural heritage of Baltimore contributes significantly to the urban fabric and overall aesthetics and economic well being of the entire Downtown area. The long history and identity of this portion of Charles Street as a commercial corridor, together with its residences, office structures and religious and cultural institutions, are deserving of preservation as an important urban environmental resource.

More recently, Charles Street and the immediate vicinity exhibit a renewed interest in residential uses. The existence of Charles Towers, Gallery Place, and Stanbalt buildings as significant residential structures has encouraged a growing reuse of other important structures as residential venues of unique character. Such activity will support the objectives of the Renewal Plan by maintaining and strengthening the viability of the area's specialty retail establishments as well as increasing the presence of a residential community immediately north of the Central Business District.

Preservation, renovation, and new construction of mixed use residential, commercial, and office facilities in this District are encouraged by the Renewal Plan. Within the North Charles Street Special District, new structures may not exceed the height of 80 feet. This provision is intended to encourage maintenance of the existing pedestrian scale of the area.

In Exhibit E of the Renewal Plan, certain individual structures within the North Charles Street Special District are noted as non-contributory to the unique and historic quality of the District. These structures are exempted from the protective provisions of Sec. E.2.d.(1) and (2) of this Plan.

b. East Redwood Street

East Redwood Street exhibits an unmistakable testimony to the early financial and commerce center of Baltimore in the mid-Atlantic region. This early-developed Financial District, typified by the historically significant buildings along Redwood Street, is one of the few areas of the Downtown urban core to have retained its architectural integrity. The collection of classically designed imposing structures, rich in detail and craftsmanship, contributes a unique character and identity of scale,

quality and ambiance. These structures, because of their quality and association with the commercial history of the City, constitute a valuable cultural, aesthetic, and environmental resource.

The structures in the East Redwood Street District represent an important opportunity for historic preservation, renovation, and adaptive reuse. Examples of such potential include the Hansa House, 7 East Redwood, and 222 East Redwood. Future development activity within this District should strive to maintain and enhance the unique and historic context of the District. Preservation and adaptive reuse of existing structures is strongly encouraged as an objective of the Renewal Plan.

c. Notable Properties

The preservation, maintenance, improvement, and continued use of the following individual Notable Properties are deemed of significant importance to the overall well-being and quality of the City. These properties embody the evolution of the City and its architectural and urban design heritage. It is an objective of the Renewal Plan to encourage the preservation and use of these built features:

	Property Name	Address
1.	All-Stor Building (former flour warehouse)	211 Pleasant Street
2.	American Building	231 E. Baltimore Street
3.	Appraisers Store	103 N. Gay Street
4.	B & O Railroad Building	2 N. Charles Street
5.	BGE Building (old and new)	39 & 29 W. Lexington Street
6.	Baltimore City Hall	100 Holliday Street
7.	Candler Building	115 Market Place
8.	Chamber of Commerce Bldg.	17 Commerce Street
9.	Court Square Building	200-204 E. Lexington Street
10.	Custom House	40 S. Gay Street
11.	Equitable Building	12 N. Calvert Street
12.	Fidelity & Deposit Bldg.	200 N. Charles Street
13.	First Union Bank Building (former Savings Bank of Balto.)	1 E. Baltimore Street
14.	Gay Street Fire Station	6-14 S. Gay Street

15.	Hilton Hotel (former Lord Baltimore Hotel)	28 W. Baltimore Street
16.	Hotel Junker	20-22 E. Fayette Street
17.	Jos. Schloss & Son Bldg.	5 E. Lexington Street
18.	Macht Building	11 E. Fayette Street
19.	Manufacturer's Record Bldg.	218-20 E. Lexington Street
20.	Marine Bank Building	29-33 S. Gay Street
21.	Mercantile Safe Deposit & Trust Bank Building	2 Hopkins Plaza
22.	Miller Building	31 Light Street
23.	Mitchell Court House	100 N. Calvert Street
24.	Munsey Building	5-9 N. Calvert Street
25.	One Charles Center	100 N. Charles Street
26.	One South Calvert Building	201-207 E. Baltimore Street
27.	One E. Lexington St. Bldg.	1-3 E. Lexington Street
28.	Pattison & Gahan Bldg.	7 E. Lexington Street
29.	Peale Museum	223-225 Holliday Street
30.	Port Discovery Children's Museum (former Fish Market)	35 Market Place
31.	Provident Bank (former Federal Reserve Bank)	114-120 E. Lexington Street
32.	Standard Oil Building (Stanbalt Building)	501 St. Paul Street
33.	Supplee Building	11 E. Lexington Street
34.	St. Paul Plaza	100 St. Paul Street
35.	The Gayety Theatre	403 E. Baltimore Street
36.	Title Building	102-110 St. Paul Street
37.	U.S. Post Office Building	111 N. Calvert Street
38.	War Memorial Building	101 N. Gay Street
39.	Zion Lutheran Church	140 N. Gay Street

d. Development Standards for Special Districts and Notable Properties

- (1) No demolition of an existing structure within a Special District or listed as a Notable Property is allowed, unless the structure is demonstrated to be economically infeasible for preservation and reuse according to the intent of the Renewal Plan, or unless required for purposes of public health and safety, without specific approval by the Department.
- (2) Whenever a property owner shows that an existing structure within a Special District or listed as a Notable Property is incapable of earning an economic return on its value, as determined by a qualified appraiser and by standard practices of economic analysis, that structure may be demolished, subject to the provisions of Sec. E.5.c. of the Urban Renewal Plan.
- (3) Demolition of structures meeting criteria (1) and (2) above may be granted by the Commissioner only upon submittal of an acceptable reuse and redevelopment plan for the property.
- (4) Any new development or redevelopment within the Special Districts must respect the quality, design, scale, and materials of adjoining structures.
- (5) All redevelopment, exterior alterations, and signage applied to Notable Properties or to structures within the Special Districts may be referred for review by the Commission for Historic and Architectural Preservation (CHAP) for compliance with historic landmark designation and legislation.

3. Designated Open Space

The following public areas are identified as Designated Open Space, to ensure their continued presence in the Central Business District to provide for public function as passive and active recreational space. Modifications, reconfiguration or enhancements may be undertaken to these spaces. In such case, the Department shall allow for the potential for private participation in the redevelopment or reconfiguration. They are to be preserved, however, for use and enjoyment by the general public.

A.	Battle Monument	Calvert Street between East Fayette & East Lexington Streets
B.	Center Plaza	Charles Center (north of Fayette Street)
C.	Court House Plaza	West side of St. Paul Street between East Lexington & East Fayette Streets
D.	Holocaust Memorial	East side of South Gay Street between Water & East Lombard Streets
E.	Hopkins Plaza	Charles Center (south of Baltimore Street)
F.	Market Place	North side of Water Street to North side of Pratt Street
G.	Preston Gardens	Bounded by St. Paul Street/ St. Paul Place/ East Centre Street/ East Lexington Street

- | | | |
|----|--------------------|--|
| H. | War Memorial Plaza | Bounded by Holliday/ East Fayette/
East Lexington/ North Gay Street |
| I. | Water Street | Between Grant and Light Streets |

The Plan encourages the continuation of the Water Street Festival conducted for many years in the Water Street area between Calvert and Light Streets. The Plan encourages the continuation of the practice of the temporary closing of vehicular access to Water and Grant Streets on weekends, and other special occasions, during the spring, summer, and fall to allow the festival to continue. The Plan recommends that the City investigate the permanent closing of portions of Water and Grant Streets to allow the area to be improved to enhance the Festival.

4. Treatment of Other Areas

a. Structures

Plans for alteration and rehabilitation of existing structures in the Project Area, outside of the Special District areas and not listed as a Notable Property as identified on Exhibit E, Special Designations, must be submitted to the Department and approved in accordance with the provisions of the Renewal Plan. City-owned structures in the Project Area may be conveyed by sale or lease to private developers to be rehabilitated in accordance with the rehabilitation guidelines contained in the Appendix of the Renewal Plan. If no developer can be identified to rehabilitate these structures, the Department may rehabilitate the structures and seek a tenant or buyer, or demolish the structures and seek a developer for the site, or devote the site to a public use.

b. Signs

All private signs must be approved by the Department according to criteria established in the Renewal Plan. The exceptions are signs for the purpose of advertising properties for sale, rent, or temporary purposes not exceeding 30 days. Any signs that remain for more than 30 days lose their temporary exception and must be approved by the Department according to these same criteria.

c. Height Limitations

In order to preserve the scale and character of the area around War Memorial Plaza, no new construction is permitted on lots facing War Memorial Plaza, or diagonally adjacent to the corners of the Plaza, which exceeds the height of the Headquarters Building of the Baltimore City Police Department at 601 East Fayette Street.

5. Acquisition of Property

- a. Properties designated for acquisition on Exhibit A, Property Acquisition, will be acquired by purchase or condemnation.
- b. It may be necessary to acquire by purchase, by condemnation, or by street and alley closing, for urban renewal purposes, the fee simple interest or any lesser interest in and to such of the properties or portions thereof in the Project Area, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the Renewal Plan. These may include:

- (1) Any property containing a structure that has been demonstrated to the Commissioner that it cannot be economically rehabilitated. In making this decision, the Commissioner will consult with Baltimore Development Corporation, the Department of Planning, the Commission for Historical and Architectural Preservation, and the Downtown Partnership of Baltimore.
- (2) Any privately-owned structure in the Project Area which the owner intends to rehabilitate or demolish in a manner not in substantial conformity with the rehabilitation standards in the Appendix or the other objectives of the Renewal Plan.
- (3) Properties and rights-of-way necessary to create or enlarge Disposition Lots.
- (4) Any property in the Project Area, the owner of which is unable or unwilling to rehabilitate or maintain in accordance with the provisions of the Renewal Plan, or
- (5) The removal of blighting influences or incompatible uses.

All single family dwellings are exempt.

c. The Commissioner reserves the right to acquire any Notable Property or property(s) within the Special Districts for which demolition is proposed. If the Commissioner denies a permit to demolish a Notable Property or building(s) within a Special District for redevelopment that is consistent with the objectives of the Renewal Plan, except for the objectives related to the preservation of the Special Districts or Notable Properties contributing to the unique quality of the CBD, the following procedures are required:

- (1) The owner of that property(s) must, upon application for a demolition permit, give public notice of the proposed demolition for a period of 12 months. The notice must be posted on the premises of the structure proposed for demolition in a location and manner clearly visible from the primary public street(s) adjacent to the property. In addition, notice must be published in a newspaper of general circulation at least two times prior to demolition, the first notice of which must be published not more than 10 calendar days after demolition permit application; the final notice must be published not less than 15 calendar days prior to the expiration of the 12-month notification period.
- (2) The Commissioner must, within 90 days of denial of the demolition permit, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore, the property, in whole or in part, on which the demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation, and disposition of the property. In the event that the Board of Estimates fails to authorize acquisition, the Commissioner must cease acquisition proceedings for the property. Should acquisition and preservation of the building not otherwise be arranged nor shown reasonably possible, the Commissioner must, without delay, issue the demolition permit following expiration of the 12-month notification period provided for in Sec. 5.c.(1) of the Urban Renewal Plan.

The purpose of this provision is to preserve, wherever possible, historic or significant structures important to the culture, traditions, and economic values of the City by giving the City, interested persons, historical societies, and other entities the opportunity to acquire or to arrange for the preservation of these structures.

d. Actions to be Followed by the Department Upon Acquisition of Properties

- (1) Rehabilitate the property in conformance with the codes and ordinances of the City and the rehabilitation standards and objectives set forth in the Renewal Plan and dispose of the property at its fair value in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, the property may be rented pending continuing sale efforts;
- (2) Sell or lease the property subject to rehabilitation and/or maintenance in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in the Renewal Plan;
- (3) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses consistent with the Renewal Plan; or
- (4) Devote the property and structures to a public use consistent with the Renewal Plan.

6. Other Remedies for Non-Compliance

In addition to, and not in place of, the remedy of acquisition by purchase or condemnation of non-complying properties, the Department may correct code violations and place a lien against the property in accordance with the provisions of Section 303 of the Housing Code of Baltimore City as adopted by Ordinance 902, approved December 22, 1966, as it may be subsequently amended.

7. Provisions for Public Improvements

It is the intent of the Renewal Plan to provide public improvements within the public rights-of-way to enhance and improve the pedestrian environment and to complement and encourage private renovation. The improvements may include, but are not limited to, street and utility improvements, public pedestrian walkways, lighting, landscaping, and street furniture.

F. Land Disposition

1. Land and property interests now owned or to be acquired by the City within the Project Area will be disposed of by sale, lease, conveyance, transfer, or other means available to the City, in accordance with Exhibit B, Land Disposition, and the other provisions of the Renewal Plan.
2. Any areas shown as available for disposition in Exhibit B, Land Disposition, are schematic and approximate, and the Department may have the right, in its discretion, to fix their precise boundaries and size. The Department may also have the right, in order to facilitate the most advantageous development of the Project Area, to subdivide or combine the Disposition Lots.
3. Disposition of land in the Project Area will be in accordance with the Land Disposition Policy of the Department.

Where Disposition Lots include surplus property acquired for the construction of the Phase I Rapid Transit System, disposition procedures shall be in accordance with the following provisions of the General Agreement, dated June 18, 1976, between the Mass Transit Administration and the Mayor and City Council of Baltimore:

“IV.4.3. The Administration agrees that the future disposition of any excess portions of land acquired for the purpose of transit construction will be closely coordinated with the development and redevelopment programs of the City. Such coordination of disposition policy by the Administration with City development and redevelopment programs shall apply in each instance where excess land acquired by the Administration is disposed of for private, public, or semi-public development by others, whether by sale in fee simple or by ground lease, or by conveyance of air rights through sale or lease. The Administration further agrees that wherever such disposition of excess land occurs within urban renewal project areas designated by ordinance of the Mayor and City Council of Baltimore, applicable disposition agreements, leases and/or deeds executed between the Administration and others shall incorporate the disposition standards and regulations for development of such properties as established by the applicable urban renewal ordinances of the Mayor and City Council of Baltimore. The City agrees to coordinate the development of such urban renewal disposition standards, where such standards apply to properties acquired by the Administration, with the transit development and construction policies and plans of the Administration, and where applicable shall give due regard to policies and guidelines of the Urban Mass Transit Administration of the U.S. Department of Transportation.”

4. No covenant, agreement, lease, conveyance, or other instrument may be effected or executed by the Department or by a developer or any of its successors or assigns, whereby land in the Project Area is restricted by the Department, the developer or any successor in interest, upon the basis of race, color, religion, sex or national origin in the sale, lease, use or occupancy thereof. All agreements, leases, and other conveyances may obligate the developer for itself, its successors and assigns not to discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease, use or occupancy of the property or any improvements erected thereon or any part thereof.

G. General Development and Redevelopment Controls

The following controls apply to all new construction and redevelopment within the Project Area:

1. Architectural Design: Many of the buildings in the Project Area have historical and architectural significance that should be protected. It is important that new buildings are compatible with surrounding buildings in terms of building setback, mass, proportions, and materials.

Except where a building's primary façade is of glazing, the material should be expressive of permanence by use of brick, stone, granite, marble, pre-cast concrete, cast stone, or similar masonry product. Exterior Insulation and Finish Systems (EIFS) may be used on upper floors only, not at ground level. Colors should be compatible with the surrounding architecture. Inclusion of architectural details that provide pedestrian interest is encouraged. Reflective glass must not be used as the dominant building material at street level. Large expanses of blank façade are not permitted. All ground floor façades, except for parking garages, must have a minimum area of 50% consisting of openings and clear glass.

Building base, shaft, and crown should generally be articulated. Matching the base height of adjacent buildings is encouraged, as is creative adaptation of nearby architectural details to provide continuity.

No building on a primary street can be less than 35 feet in height. Storefronts, arcades, and all ground-level uses must be a minimum of 12 feet high.

2. **Servicing:** All servicing must be off-street, and except with respect to the properties not to be acquired, must be within structures and roofed, so as to be screened from public view. Loading docks must be provided and maintained in accordance with the Baltimore City Building Code. Open-air storage of equipment, merchandise, and materials is prohibited. Outside exhibit or display of merchandise is prohibited except where specifically permitted by the Department.
3. **Waste Disposal:** Developers are required to provide and maintain facilities within structures for the storage and collection of refuse, and no refuse may be visible from a public street or lane. No waste or refuse is permitted to remain upon any part of the Project Area outside of structures.
4. **Access:** Public pedestrian access and facilities within the Project Area must be provided by developers as required by the Department. Unless otherwise specified, maintenance of public pedestrian facilities is the responsibility of developers, as required by the Department. The term “public pedestrian access and facilities” must include facilities that are horizontal and vertical, under, on, or above ground.
5. **Reservation of Easements:** Easements for utilities, public transit, and private and public access and passage may be reserved by the Department in any Disposition Lot for the purpose of adequately servicing the Project Area. The easements may be disposed of to developers.
6. **Development Rights:** Limited development rights of a nature determined by the Department may be granted to developers for sub-surface, surface, or above-surface improvements and structures encroaching on public rights-of-way, public open space, easement areas, and Disposition Lots.
7. **Aesthetic Controls and Reviews:** In order to establish and maintain values and ensure aesthetic and functional coordination essential to carrying out the objectives of the Renewal Plan and the continued maintenance of the Project Area, developers must agree to controls through means that are deemed appropriate by the Department. The controls will be concerned primarily with aesthetic and functional considerations and will not relieve developers of their responsibility to comply with all ordinances and governmental rules and regulations.
8. **Coverage:** All land not covered by structures, loading, or related service areas, paved areas for pedestrian circulation, or decorative surfacing must be provided with landscaping treatment as required by the Department.
9. **Discrimination Covenants:** The developer may not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof or any improvements placed thereon, upon the basis of national origin, race, religion, sex, or color. The agreement or covenant providing for this non-discrimination provision must be included in the instruments, and the City of Baltimore must be deemed a beneficiary of such covenants and may be entitled to enforce it. The developer must comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.

10. Redeveloper's Obligations: Developers are required to agree to commence and complete construction or improvements in the Project Area within reasonable periods of time as determined by the Department. The developer must devote the land to those uses specified in the Renewal Plan and to no other uses.

The developer must agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Plan and the disposition instruments, and he must further agree not to sell, lease, or otherwise transfer the interest he acquired or any part thereof without the prior written consent of the Commissioner, or until the Department certifies in writing that the developer has completed the improvements, construction, and development in the area.

11. Maintenance: Developers are required to agree to comply with the terms and conditions relating to the use and maintenance of property in that portion of the Project Area to be acquired as may be required by the Department for purposes of preventing the recurrence of deteriorated conditions and maintaining aesthetic and functional harmony within the Project Area.
12. Streetscape Standards: All reconstruction of sidewalks as a result of renovations and redevelopment of properties fronting Central Business District streets must conform to the Streetscape Design Guidelines, established in November 1998, by the City for the Downtown area.

H. Specific Disposition Lot Controls

The provisions required in Section G. must be applied to the disposition lots identified on Exhibit B, Land Disposition. The provisions must be included, where appropriate, in agreements, leases, deeds, and other instruments whereby land or interests in real property in the Project Area are disposed of by the City to developers and must be incorporated where appropriate in covenants running with the land or interests in real property.

In addition to the requirements for review of all plans for new construction and rehabilitation as required by Section E.1 of the Renewal Plan, the following controls apply to the Disposition Lots.

Disposition	<u>Lot</u>	<u>Land Use</u>	<u>Proposed Development</u>	<u>Zoning</u>
	1	Mixed	Redevelopment for commercial, residential, and/or garage use	B-4-2
	2	Mixed	Redevelopment for commercial, residential, and/or garage use	B-4-2
	3	Mixed	Redevelopment for commercial, residential, garage and/or public open space	B-4-2
	4	Mixed	Redevelopment for commercial, residential, and/or garage use	B-4-2 B-5-2
	5	Mixed	Redevelopment for commercial, residential, and/or garage use	B-5-2
	6	Mixed	Redevelopment for commercial, residential and/or garage use	B-5-2

7	Mixed	Redevelopment for commercial, residential and/or garage use	B-5-2
8	Mixed	Redevelopment for commercial, residential and/or garage use	B-5-2

The Plan strongly encourages the development of public open space within the block bounded by Calvert, Baltimore, Holliday, and Fayette Streets. Therefore, all or a portion of Disposition Lot 3 or an appropriate portion of the area of Lot 3 otherwise situated within the block must be utilized for grade-level public open space.

Any building constructed on Disposition Lot 4 shall be designed in a manner that respects, and to the degree feasible, enhances the pedestrian character of Water Street between Grant and Light Streets. If Water Street and Mercer Street are closed as a result of any development on the parcel, a significant pedestrian connection between Calvert Street and Grant Street should be provided as part of any redevelopment project.

I. Interpretation

Developers will be required to agree that, in the event of any question regarding the meaning of these standards and controls or other provisions of the Renewal Plan, the interpretation placed thereon by the Department is final and binding, provided that the interpretation is not unreasonable or arbitrary.

J. Parking Requirements

An objective of the Renewal Plan is to increase the number of parking spaces available to the public in the Project Area, while discouraging the creation of additional surface parking lots, including ancillary surface parking lots.

Where permitted, off-street parking lots must be in compliance with the Off-Street Parking Regulations, Chapter 9, of the Baltimore City Zoning Code.

1. No curb cuts are permitted for access to parking facilities along the Baltimore Street frontage from Charles to President Streets and along the Charles Street frontage from Lombard to Centre Streets, except, however, existing alleys may be widened as necessary for development with the approval of the Department.
2. Parking lots, including ancillary surface parking lots, must be screened, and, where appropriate, include setbacks with landscaping. Said screening must be accomplished with brick walls or other acceptable materials and details that are compatible and harmonious with the architectural style of the adjacent properties.
3. Where existing structures are retained and renovated, parking requirements shall be as per the Baltimore City Zoning Code.
4. Parking requirements for new construction must be provided as follows, and may be achieved within 300 feet of the property:

Retail	1 space per 300 square feet of floor area over 1,000 SF
Office	1 space per 400 square feet of floor area over 50,000 SF
Residential	1 space per two dwelling units
Hotel – Rooms	1 space per eight units

Hotel – Public

Assembly 1 space per 300 square feet of net area of meeting, ballroom, and exhibit space

K. Term of the Plan

The Renewal Plan, as it may be amended from time to time, is in effect for a period of 40 years from the date of enactment of the Renewal Plan by the Mayor and City Council of Baltimore.

L. Street Reservation and Dedication

The City reserves unto itself all of its right, title, and interest in and to the beds of all streets, alleys, avenues, or lanes mentioned and referred to in the Renewal Plan, subject, however, to use in common as private ways, until the streets, alleys, avenues, and lanes are expressly dedicated to public use.

All references in the Renewal Plan to any alley, avenue, or lane are for purposes of description only and are not intended to dedicate them to public use, and any implied intent of dedication or dedication of the streets, alleys, avenues or lanes by reference to them is denied and revoked.

M. Other Provisions Necessary to Meet Requirements of State and Local Laws

1. Zoning

All appropriate provisions of the Baltimore City Zoning Code apply to properties within the Project Area. Existing zoning is shown on Exhibit D, Zoning Districts.

2. Reasons for the Various Provisions of this Plan

- a. Existing land uses within the Project Area are predominantly governmental and commercial – mixed use.
- b. Structures in the Project Area are basically sound and appropriate for such continued use.
- c. Plan objectives can best be achieved by rehabilitation and preservation of existing structures for mixed use.

3. Other Requirements

The sign controls and height restrictions contained in the Renewal Plan, as well as the rehabilitation standards contained in the Appendix, are over and above the codes and ordinances of the City of Baltimore.

601 North Calvert Street will be added to the Central Business District Urban Renewal Plan at such time when it is amended out of the Mount Vernon Urban Renewal Plan.

N. Procedures for Changes in Approved Plan

1. The Renewal Plan may be amended from time to time upon compliance with the requirements of law provided that prior to passage of any ordinance amending the Renewal Plan, a public hearing must be held.
2. The Department must notify affected site occupants and developers of all proposed amendments to the Renewal Plan at least 30 days prior to the public hearing.

3. No substantial change or changes may be made in the Renewal Plan after approval by Ordinance, without such change or changes first being adopted and approved in the manner required by law for the approval of a renewal plan.

O. Separability

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or its application to any person or circumstances is invalid, the remaining provisions and the application of the provisions to other persons or circumstances are not affected.

APPENDIX

PROPERTY REHABILITATION STANDARDS

	<u>Page</u>
I. <u>PROVISIONS</u>	20
A. General	20
1. Exterior Walls (front, side, and rear)	20
2. Roofs	22
3. Windows	23
4. Storefronts	24
5. Signs	26
6. Lighting	28
7. Rear Yards	29
8. Off-Street Parking	30
9. Off-Street Loading, Storage, and Service	30
10. Refuse Storage	31
11. Existing Passageways	31
12. Streetscape Standards	31
II. <u>REVIEW OF REHABILITATION PLANS</u>	31
III. <u>COMPLIANCE</u>	32

I. PROVISIONS

Justification

These provisions apply to all exterior improvements to existing properties within the Project Area. It is required that all exterior improvements are made in accordance with the objectives of the Renewal Plan. Over and above the codes and ordinances of the City of Baltimore, the following additional provisions are applied to all properties within the Project Area, whether occupied or vacant.

Rehabilitation Standards

Nothing in these provisions may be construed to permit any construction, alteration, change, repair, use or sign or any other matter otherwise forbidden, restricted, or controlled by any other public law except as specifically noted. All work performed in compliance with the Renewal Plan must be done in a workmanlike manner and according to accepted standards of the building trades. Materials used in making repairs must be of a quality suitable for the purposed and of a kind normally used to accomplish the required repairs.

Creative and Innovative Design

These provisions may in no way discourage creative and innovative design so long as the design proposal is in harmony with the broad intent of the Renewal Plan. These creative and innovative designs may be submitted to the Department for review and, at the sole discretion of the Commissioner, approval of such designs, including exceptions to these provisions, may be granted.

A. General

1. Exterior Walls (front, side and rear)

- a. All of the exterior walls of all structures located in the Project Area are included in this requirement.
- b. All exposed and visible surfaces must be repaired, cleaned or painted to present an acceptable appearance.
- c. All colors and color schemes used in the Project Area must be compatible with the design of the buildings in the Area.
- d. All defective structural and decorative elements of building fronts and sides abutting streets must be repaired or replaced in a workmanlike manner to match as closely as possible the architecture of that building. Any damaged, sagging, or otherwise deteriorated storefront, sign, show window, or entrance must be repaired or replaced.
- e. All miscellaneous unused elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc., must be removed.

- f. All exterior walls that have not been wholly or partially resurfaced or built over must be repaired and cleaned or painted in an acceptable manner. Brick walls must be pointed where necessary to match the existing bond. Painted masonry walls must have loose material removed and be painted a single color except for trim or decorative details that may be another color. Surfaces must be painted with products, and employ application methods that will prevent early deterioration. Patched walls must match the existing adjacent surfaces as to materials, color, bond, and joining. Cleaning of masonry walls by means of sandblasting is not permitted.
- g. All brick and concrete block walls must be cleaned, repaired, and repointed as required. Brick walls must be either preserved in their natural state or painted a color compatible with neighboring structures. Unfinished concrete block walls must be painted.
- h. All natural stone walls must be cleaned, repaired, and pointed.
- i. All stucco surfaces must be cleaned and repaired. Repaired and new stucco surfaces must have a continuous and even finish, with no patching visible.
- j. No new Formstone finishes are permitted. All defective Formstone finishes must be removed and the walls behind them restored.
- k. Existing wood siding material, in sound condition and permissible under the Baltimore City Building Code must be cleaned, stripped, and painted. All other wood siding must be removed. All siding, hiding or covering the original building above the sign area, must be removed. Real or simulated wood shakes are not considered compatible with this renewal area and new applications of these materials are not permitted.
- l. Existing metal siding, which is undamaged, structurally sound, and permissible under the Baltimore City Building Code, must be kept bright, clean, in a good state of repair, or painted a color compatible with the colors of neighboring structures. All other metal siding must be removed. All siding, hiding or covering the original building above the sign area, must be removed. Metal siding is limited to the street level and may not cover more than 25% of the total front. The metal must be of sufficient gage, thickness and finish quality to prevent denting, scratching, and discoloration through normal wear and tear.
- m. All gutters and rain leaders must be in good condition and must be repaired or replaced as necessary and must be neatly located and securely installed. Gutters and downspouts must be pre-painted, baked enamel, non-ferrous material or painted in a color that is compatible with the other building colors.
- n. All cornices, upper-floor windows, and all other portions of a building containing metal or wood trim must be made structurally sound. Rotten, rusted, or weakened portions must be restored, where feasible, or replaced to match as closely as possible the original architecture. All exposed metal or wood must be painted or stained, or otherwise treated for protection. The removal of cornice work, without prompt replacement of approved design, is not permitted.

- o. Walls, ledges, cornices, sills, and other projections must be kept clean of bird droppings and may be provided with deterrent devices to protect them from soiling by birds.
- p. No new mechanical equipment such as exhaust fans, vents and air conditioning units is allowed to project through building fronts or sides facing streets unless suitably concealed.

2. Roofs

- a. All roof-mounted signs and unused roof hardware must be removed.
- b. Roofs shall be kept free of trash, debris, or any other element that is not a permanent part of the building or a functioning element of its mechanical or electrical system.
- c. Television and radio antennae must be located so as to be as inconspicuous as possible from the sidewalk across the street.
- d. Rooftop mechanical equipment must be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street, either in front of or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall be repositioned as above. All mechanical equipment must be painted with a flat paint in a color compatible with the color of the front of the building upon which it rests to minimize visibility.
- e. Any new mechanical equipment placed on a roof must be located so as to be hidden from the streets, and to be as inconspicuous as possible from other viewpoints. New equipment must be screened with suitable elements of a permanent nature and finished so as to be compatible with the rest of the building. Where such screening is unfeasible, equipment must be installed in a neat, presentable manner and must be painted in such a manner as to minimize its visibility.
- f. All chimneys, elevator penthouses or other auxiliary structures on the roofs must be clean and in good repair. All deteriorated masonry chimneys must be either removed or restored. All future metal chimneys must be located so that they cannot be seen from the sidewalk across the streets either in front of, or to one side of, the building.
- g. Flashing visible from the sidewalk must be neat and free of pitch. Visible flashing must be painted to match the surface of the wall or roof.
- h. For sloped roofs visible from the sidewalk across the street, additional roof requirements apply:
 - (1) The finished roofing material must be clean and in a good state of repair.

- (2) The finished roofing material must be limited to one of the following:
 - Flat or standing seam, natural or painted sheet metal roofing
 - Asphalt shingle or clay tile
 - Slate
- (3) The finished roofing material must be a color that is compatible with the building color scheme.
- (4) Dormers must be compatible with the design of the building's street façade. The finish materials and colors must be compatible with both the roof and façade of the buildings.
- (5) Skylights and solar panels must be low profile, and all their metal parts must match the color of the roofing material.

3. Windows

- a. Windows not in the front or side of the buildings must be kept properly repaired, or with Fire Department approval, may be closed. If closed, their sills, lintels, and frames must be removed and the opening properly closed to match the material, design, and finish of the adjacent wall, or other solution satisfactory to the Department.
- b. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows should be replaced with glass or approved clear plastic glazing. All exposed wood must be repaired and painted.
- c. Window openings in upper floors of the front and all visible sides of the building may not be filled, boarded up, or covered by any signs. Windows in upper floors may be backed by suitable curtains, blinds, interior wood shutters, or other approved materials. Window glass at any floor may not be painted over entirely.
- d. The use of exterior shutters is not allowed in cases where shutters would not be compatible with the architecture of the building.
- e. All of the windows in a single façade must be of matching design. All window openings must have the same height and width they did at the time that the wall in which they are located was originally built. Filling in these openings at the top, bottom, or sides is not permitted. The following additional requirements apply for all new windows:
 - (1) All windows must have frames, sash, and mullions of a material, design, and color appropriate to the architecture of the building. Wherever possible, the original number of window lights must be retained.

- (2) All windows, frames, and mullions must be kept in good repair and properly painted.
- (3) Ornamental windows, grilles, and balconets may be incorporated as a decorative or security device.
- (4) The lintels over windows must be preserved or restored. Rotten wood lintels must be replaced with steel lintels concealed behind a wood facing. Brick arch work and stone lintels must be restored.
- (5) Window sills must be preserved, replaced, and restored to match the original design of the building.
- (6) Installation of exhaust fans, vents, and air conditioning units in front windows is not allowed; however, where there is no other alternative, the unit may be permitted if it is painted in a color that makes it as inconspicuous as possible or is otherwise suitably screened.

4. Storefronts

- a. A storefront, as a part of a building façade, includes:
 - (1) The building face and the entrance area leading to the door; and
 - (2) The door, sidelights, transoms, show windows, display platforms, and devices including lighting and signing that can be seen from the exterior of the structure.
- b. All elements of the storefront, including marquees, awnings, show windows, entrances, signs, lighting, sun protection, security grilles, etc., must be compatible with the architecture of the building. All these elements must be located no higher than one inch below the second-story window sill line. New metal awnings are not permitted.
- c. All extraneous and unused hardware, signing, and equipment must be removed.
- d. All broken, rotten, or damaged elements must be removed and replaced with elements that are compatible with the architecture of the building. All damaged, sagging, or otherwise deteriorated storefronts, show windows, or entrances must be repaired or replaced. "Patching" or layering materials one on top of the other is not permitted. Damaged parts must be replaced in a manner that is undetectable.
- e. Any time that sign panels covering or replacing store cornices are removed, the cornice must be restored or replaced.
- f. Materials used on storefronts must be compatible with the architecture of other buildings in the Renewal Area as well as other materials used on the building itself. Other factors such as durability, ease of maintenance, and historical compatibility of materials must be considered. Material not approved by the Department is not permitted for any future use. All those materials now in use must be kept in good repair or must be removed.

- g. Soft awnings
 - (1) Existing retractable awning boxes or fixed awning hardware on storefronts must be reconditioned to accommodate a new awning that must be compatible with the building design. Torn, frayed, faded, or dirty awnings must be reconditioned, repaired, cleaned, or replaced.
 - (2) Awnings are to be installed along the full width of existing awning boxes and frames and on upper floors over windows only.
 - (3) The color of the material and any graphics or striping must be compatible with the building architecture.
 - (4) Fixed awnings must have a fall sufficient to shed a snow load. A five-inch fall for every foot is the minimum.
 - (5) Awnings must not prevent vehicular movement at the curb or interfere with improvements in the public right-of-way such as streetlights, landscaping, and street furniture. Awnings may not be lower than eight feet above the sidewalk, must be at least one foot inside the curb, and must otherwise conform with the provisions of City Ordinances.
 - (6) Street level awnings must terminate against the building at a height not to exceed one inch below the second floor window sill or no higher than the bottom of a first floor cornice, unless it exists as a part of the cornice.
- h. Security screens, grates, bars and grilles must be designed to be as inconspicuous as possible. They must be constructed of non-ferrous material or kept painted and free of rust. Non-metal grilles and screens are prohibited. Enclosures and housings for security grilles and screens must be painted and compatible with the architecture of the storefront and the façade or hidden from view as an integral part of a sign or awning. All screens and grilles must be totally opened or removed during the normal business hours. Signs or product advertising are not permitted on grilles or grille housings.
- i. Solid or permanently enclosed or covered storefronts or painted show windows or show windows replaced by solid materials are not permitted unless treated architecturally as an integral part of the building façade and compatible with these standards. Where the window treatment of the first floor is to be modified, these new window openings may not be smaller in size than the openings of the second or third floor windows. These new windows must be compatible with the upper windows in the structure.
- j. New storefronts that project beyond the property lines of the stores are not permitted. Where the original front is behind the property line and where a new projecting front would not be disruptive to adjacent stores and is compatible with the building architecture, a new front may be installed up to the property line.

- k. All new storefronts must provide a street side hose bibb to provide water for storefront and sidewalk cleaning and to aid in watering street trees.
- l. Doorways and Entrances – In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway must be preserved, where possible. The original style of these doorways, if possible, must be incorporated into the design of the remodeled storefront. The following additional requirements apply to all doorways and entrances:
 - (1) Storm and screen doors and hardware visible from the outside must be compatible with entrance doors.
 - (2) Any grilles, bars, and grates covering doors or windows must be designed to be compatible with the architecture of the building and of the neighboring structures.
 - (3) Where steps or stoops are required at a doorway or entrance, they must be designed to match the original design. In cases where there are more than two risers, the steps or stoops must be provided with a railing of compatible design.
 - (4) Doorways and entrances must be designed with consideration for the needs of the handicapped and the elderly.
- m. Each store is required to display a postal address number on the storefront. The number, size, style, and location must be designed so that it is easily visible from the center line of the street.
- n. Footways adjacent to all properties within the area boundaries must be maintained in a manner consistent with applicable Baltimore City Codes and Ordinances. Footways must be repaired or replaced in accordance with Streetscape Standards. (Section A.12. of the Urban Renewal Plan)
- o. This Renewal Plan encourages the use of adjacent footways for sidewalk cafes (outdoor table service) with or without awnings, where accessory to a restaurant use. A clear walkway of not less than six feet in width must be maintained in accordance with provisions of City Ordinances.

5. Signs

All new signs must be in accordance with the Zoning Code of Baltimore City and subject to the requirements for a minor privilege permit. In addition, the following provisions apply:

- a. Size, shape, letter style(s), colors, and method of installation of all signs must be compatible with the architecture of the building and the neighboring structures. Design of signs by graphic designers is encouraged. This Renewal Plan requires that design drawings of all proposed signs, showing their location on the building façade, must be submitted to the Department for approval prior to fabrication and installation. No signs are allowed to project into the public right-of-way without a minor privilege permit.

- b. Materials employed for construction of signs must be durable and weather-resistant, fabricated and installed by qualified and experienced mechanics, and maintained in good repair.
- c. Signs must be designed in a manner so that they do not interfere with important architectural details (e.g., windows, cornices, carved friezes, arches) of the building.
- d. “Temporary signs” may be displayed within storefront windows only, provided that these signs do not cover more than 20% of the area of the window in which they are displayed and are on display not more than 30 consecutive days.
- e. Signs are permitted at rear entrance and delivery doors, but may not exceed two square feet in area and may be illuminated.
- f. Signs in the form of letters, symbols, or other graphic designs may be incorporated in awnings or included in the design of a storefront, provided that these signs are compatible with the architecture of the building and the awning.
- g. Signs may be painted on the inside surface of upper floor and storefront show windows and sign panels may be hung inside the show window. These signs must be designed to be compatible with the architecture of the façade.
- h. Signs must be incorporated in the design of the storefront and may not project more than 12 inches except where a sign will serve to hide a security grille enclosure that exists beyond the primary surface of the building. If the storefront design includes a cornice, the sign may be incorporated in the cornice design. If a storefront cornice is not appropriate for a sign, or there is no cornice, the sign may be placed either in the store window or on the portion of the building façade above the store window/cornice. Signs that are an integral part of the building structure and compatible with the original architecture of the building are permitted.
- i. Painted signs on building surfaces or signs made of separate cutout letters are permitted in accordance with these provisions.
- j. Flashing or moving signs, other than barber poles, are discouraged.
- k. One projecting sign is permitted per façade for each establishment, provided it is perpendicular to the building face. No projecting sign may exceed twelve square feet in area, be no more than 18 inches in width, nor be placed higher than the bottom of the second story window where they exist.
- l. No marquees are allowed on buildings other than operating theatres or hotels. When rehabilitated, an existing marquee must be redesigned so that it is compatible with the architecture of the building.
- m. Neon tube signs are permitted above a show window and on the inside of show windows. Owners of major buildings, six stories or more, may request the Department’s approval to install neon tube signs on upper levels in

spandrel areas for identification of the building, major tenant, or major activity within the building.

- n. Flags and banners may be displayed on a temporary and permanent basis, subject to obtaining the necessary minor privilege permit, so long as the banner material is not faded, torn, or frayed, and the poles are well maintained. Banners should be displayed only from buildings at least two stories high and may not be less than ten feet above the sidewalk. All banner poles along one street should be set at the same angle from the horizontal plane. Banners may project up to one-third the width of the sidewalk but not more than five feet, whichever is greater. Provision for flags and banners must otherwise conform to the provisions of the City Ordinances.
- o. Super graphics or murals are a special form of outdoor art and may not contain advertising. The application should be appropriate to the use, activity, or theme of a building or place. Super graphics or murals must be designed by recognized professional graphic artists, artists, or designers.
- p. The Department may permit free-standing signs and sign kiosks on the sites where buildings are set back from their property lines upon the submission and approval of the site plans and sign design drawings.
- q. Roof top signs, signs above the parapet of a building, or other outdoor advertising signs painted or mounted on any structure are not generally permitted. All existing rooftop and façade mounted sign brackets and hardware must be removed. In special circumstances, certain special signs (such as those incorporating weather information) or signs announcing the name of a building will be permitted. These signs should be individually fabricated or carved letters or designed as an integral part of the building.

6. Lighting

- a. Exterior lighting is limited to lighting fixtures designed to be in harmony with the character of the buildings and the street. These fixtures must be mounted in the entrance ways or on the front façade of the building. Flood lighting, concealed above the shopfront cornice, may be used to light the façades of buildings except where the upper floors are in residential use. Lighting of shops will be encouraged during the evening hours at times agreed upon by the merchants.
- b. Lighting of the façades of the buildings may be accomplished with projecting fixtures at the roofline or at shopfront cornice line. These fixtures must be inconspicuous and compatible with the building architecture and project not more than 24 inches from the face of the building.
- c. All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes must be concealed from view.
- d. The following lighting methods are not permitted for signs and buildings:
 - (1) Exposed fluorescent lighting.
 - (2) Exposed quartz or mercury vapor lamps.

- (3) Exposed incandescent lamps other than low wattage, purely decorative lighting and neon as provided for herein.

e. The following lighting methods are permitted for signs and buildings:

- (1) Fully-recessed fluorescent downlights or wall washers in a valance box. Box must run full length of storefront at top of sign area.
- (2) Internally illuminated box signs and individual letters or back-lit (halo) letters. Box signs are not allowed above storefront level.
- (3) Fully-recessed downlights or wall washers in projecting metal box. Box must run length of storefront at top of sign area.
- (4) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign area.
- (5) “Gooseneck incandescent” porcelain enamel reflector on bent metal tube arm. Housing must prevent glare at pedestrian eye level.
- (6) Neon tube illumination in the form of a neon tube graphic where a neon tube is bent to form letters, symbols, or other shapes in various colors is permitted as a flat sign above a show window (when enclosed in a sign box and protected by a glass front) and on the inside of show windows.
- (7) Ornamental gas lighting fixtures as permitted by the Baltimore City Building Code.

7. Rear Yards

Where a front, side, or rear yard exists or is created through the demolition of structures, the open areas must be treated in a manner consistent with the following standards.

a. Enclosure of Yards

A rear yard may be enclosed along side and rear property lines by a solid masonry wall or metal grille fence compatible with the architecture of the rear walls of the building. Solid doors or gates may be used to the extent necessary for access and delivery. These walls may not be less than three feet in height. Use of barbed wire or broken glass on top of walls is not permitted. Solid masonry walls may be used where fronting on public streets and adjacent properties.

b. Provision of Parking Area

A rear yard may be used as a parking or loading area providing that it is properly screened, paved, illuminated, and maintained. A sign, not exceeding two square feet in area, may be used to identify and control parking and loading. The owner of the building is responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers is allowed in this area, except when housed in permanent enclosures of acceptable design.

- c. Attached or freestanding structures in the rear of the principal structure that are structurally deficient must be properly repaired or demolished. Yards and areaways must be kept free of trash, debris, or any other element that is not a permanent part of the building or a functional element of its mechanical or electrical system.

8. Off-Street Parking

- a. Parking spaces must be provided as required by the Baltimore City Zoning Code, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas must be visually screened from public streets and adjacent properties as provided for in the Urban Renewal Plan.
- b. All required parking spaces must be provided with proper ingress and egress to a public street or alley.
- c. All parking facilities must be effectively screened. When fronting on public streets and adjacent properties, screening must consist of a solid masonry wall or combination masonry wall and metal grille fence, not less than three feet in height. Screening must be maintained in good condition and must be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.
- d. All exterior (surface) parking areas must be paved with a hard, dust-free surface, properly illuminated, and maintained in a neat and clean manner.
- e. A sign, not exceeding 16 square feet in area, may be used to identify and control parking areas.

9. Off-Street Loading, Storage, and Service

- a. Where permitted by the Baltimore City Zoning Code, front, side, or rear yards may be used for loading, storage, or service. In addition to any requirements of the Zoning Code, these areas must be appropriately screened from all adjacent streets, alleys, and properties. Screening must consist of a solid masonry wall or metal grille fence at least three feet in height.
- b. All yards used for loading and vehicle storage and service must be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. These drives and aisles must be consistent with the intended use of the property and may not be excessive in size.
- c. All exterior (surface) parking areas must be paved with a hard, dust-free surface, and must be properly illuminated, and maintained in a neat and clean manner.
- d. A sign not exceeding two square feet in area may be used to identify and control loading and service areas.

10. Refuse Storage

All outdoor refuse storage areas and dumpsters on private property must be screened from the view of adjacent properties and public rights-of-way, and no dumpsters or rubbish containers may be exposed at the fronts of buildings. Screening may consist of a masonry wall or metal fence, or combination, not less than five feet in height. Trash storage areas must be maintained in a neat and clean manner at all times.

11. Existing Passageways

- a. All existing passageways fronting on any street or alley providing public access must comply with all of the provisions of this Renewal Plan, especially maintenance and repair of exterior walls.
- b. They must be kept structurally intact and free from hazards to the general public.
- c. They must be kept free of debris by the abutting owner(s).
- d. All masonry surfaces must be repaired and cleaned or painted to present a neat, fresh, and uniform appearance.
- e. Provision for metal security gates at each end of passageways is the responsibility of the occupants of buildings immediately adjacent. These gates must be provided with a lock. Non-metal gates and non-metal locks are not permitted. It is the responsibility of first floor occupants of buildings, immediately adjacent to both sides of such passageways, to lock gates after normal business hours. Passageways must be provided with sufficient lighting if gates are to be left unlocked during normal business hours of darkness. When security gates are "open," they must be fixed to the wall by a metal latch.

12. Streetscape Standards

All reconstruction of sidewalks as a result of renovations and redevelopment of properties fronting Central Business District streets, must conform to the Streetscape Design Guidelines established in November 1998, by the City for the Downtown area.

II. REVIEW OF REHABILITATION PLANS

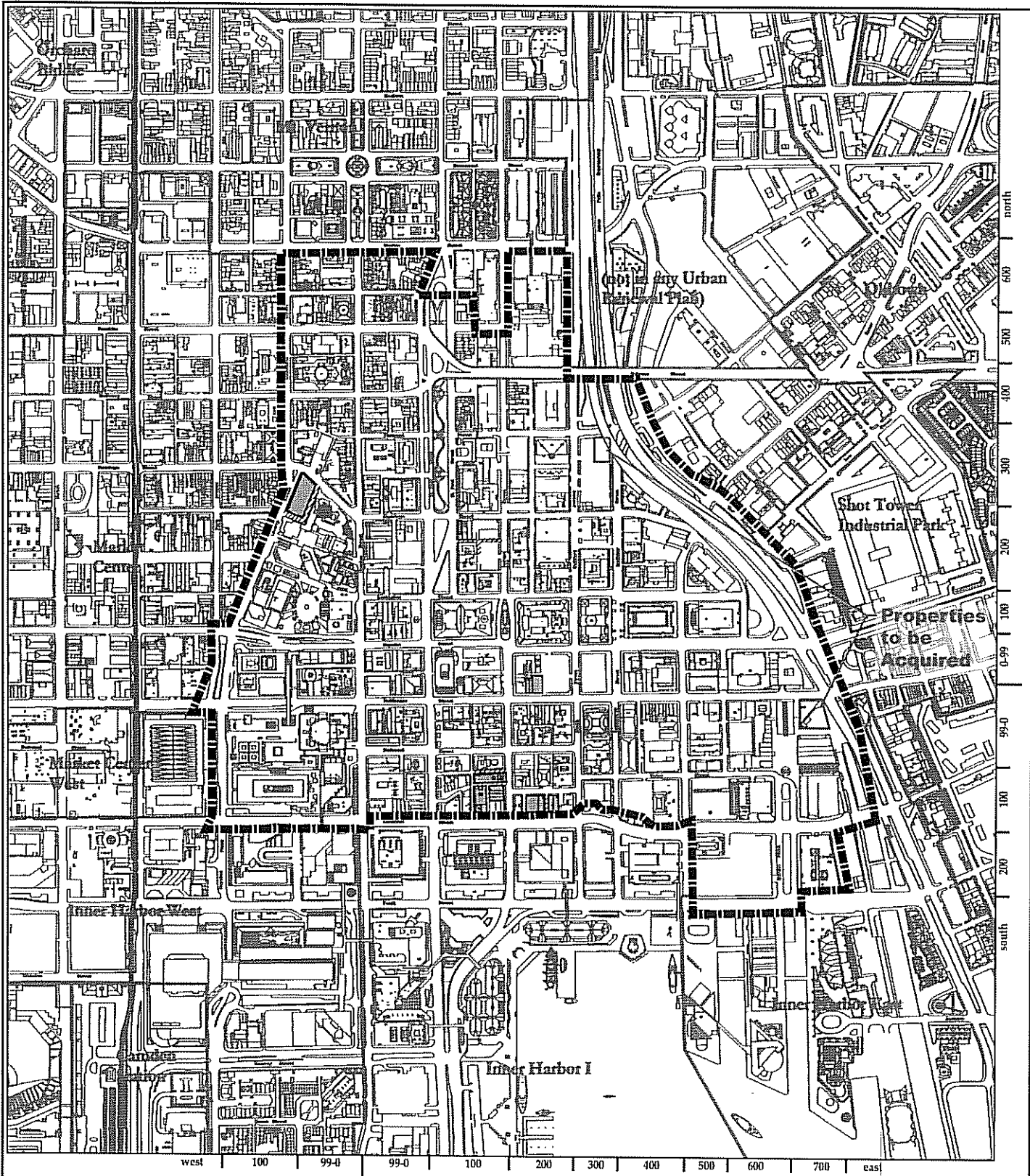
The Department is concerned with all aspects of the designs affecting exterior appearance and in particular with the following:

- Materials and colors used on all visible exterior areas of the building(s) and on signs;
- Design of show windows, marquees, and entrance area, including proposed materials and types of security devices;
- Design of signs, methods of illumination, colors, materials, methods of attachment; and
- Design of awnings and canopies, colors, materials, and methods of attachment.




III COMPLIANCE

No work, alterations, or improvements may be undertaken after enactment of the Ordinance approving the Renewal Plan that do not conform with the requirements in this Plan. However, the Commissioner may waive compliance with one or more of these standards if such waiver is determined by the Department not to adversely affect the Property Rehabilitation Standards for the Central Business District. Nothing in this Plan is to be construed to permit any sign, construction, alteration, change, repair, use, or any other matter otherwise forbidden or restricted or controlled by any other public law.

CBD final A



Property Acquisition

-  property to be acquired
-  right-of-way closing
-  project area boundary

Date: 03/20/2001
Revision: 10/05/2006
11/08/2006

Central Business District Urban Renewal Plan

Baltimore City Department of Housing and Community Development/
Baltimore Development Corporation

200 0 200 400 600 ft.

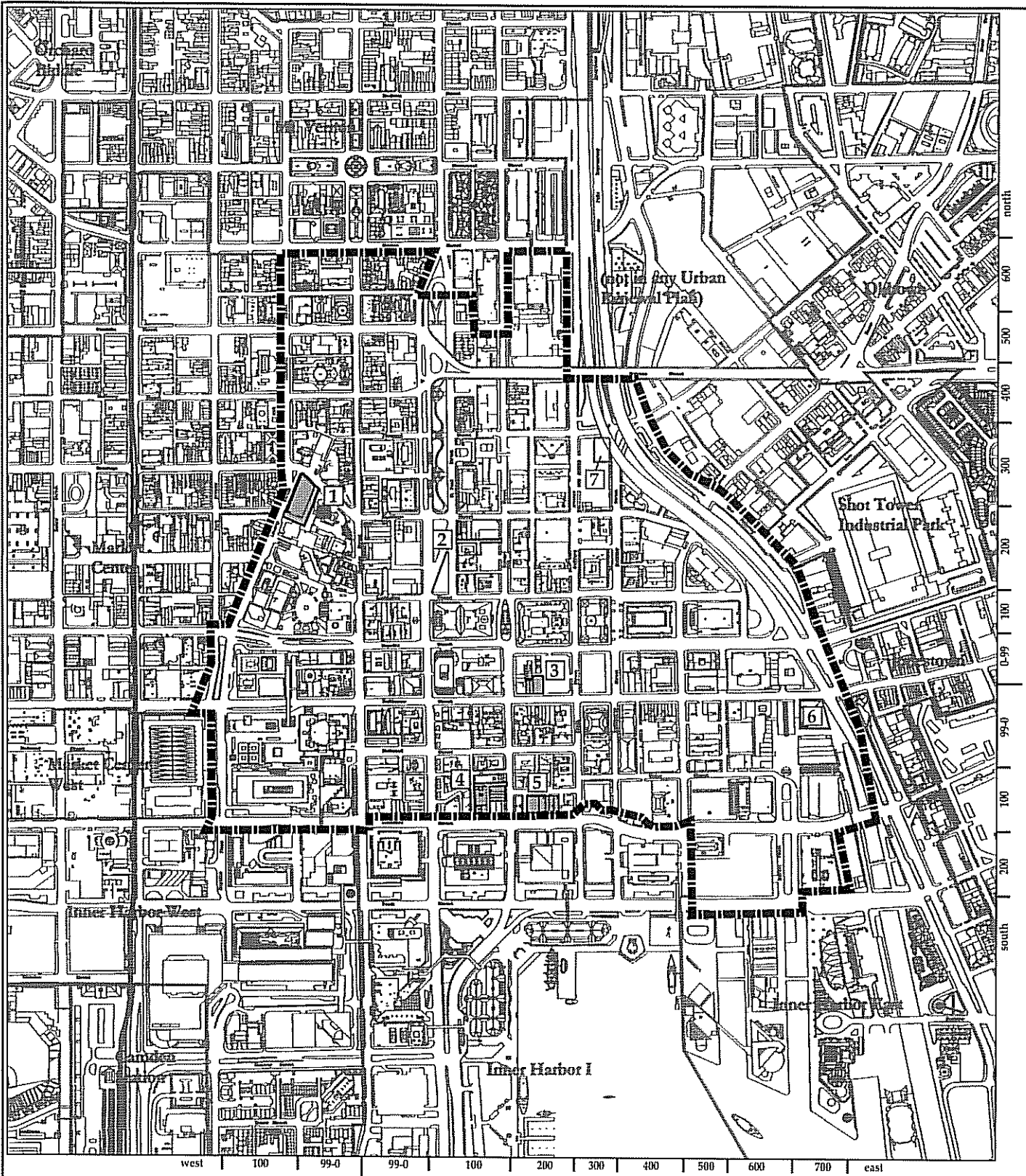


exhibit **B**

Land Disposition

Central Business District Urban Renewal Plan

Baltimore City Department of Housing and Community Development/
Baltimore Development Corporation

Disposition Lots

note: Disposition Lot lines are schematic and approximate

lot no.	land use	approx. area sq. ft.
1	mixed	27,000
2	mixed	7,200
3	mixed	8,200
4	mixed	38,750
5	mixed	18,000
6	mixed	30,300
7	mixed	11,400

Project Area Boundary

Date: 03/20/2001

Revision: 10/05/2006

11/08/2006



200 0 200 400 600 ft.